

**WARREN PLANNING BOARD
MINUTES
March 25, 2013**

The regular meeting of the Warren Planning Board began at 7:00 PM. Present were F. Massie, J. Piepowski, C. Thibaudeau, D. Kallfelz, and R. Mello, R. Silva and B. Heckert. Absent were M. Heald, and M. Rousseau. Also present were Town Building Official W. Nash, Town Planner Caroline Wells, and Attorney S. Federico.

There is a quorum for this meeting. No Public Hearing will take place as Attorney Bruce Cox has requested a continuance of the Rockland Acres matter.

Approval of Minutes:

Chairman Massie noted that Warren Fire Chief Gallinelli's presentation at the last meeting relative to his position concerning information included in the Rockwell Acres request regarding an exemption for the sprinkler requirement clarified the Chief's opinion on the on the matter. The details of that testimony appear in the minutes of the Board's February 25th meeting. On a motion by R. Silva, seconded by R. Mello the minutes for the regular scheduled meeting on Feb. 25, 2013 were approved as revised.

New Business:

1. **Discussion** and **Action** to certify the proposed *2013 CDBG Application Priorities* as in conformance with the Town's existing Comprehensive Plan. After a review of the priorities submitted in the Board's meeting packet and after discussion with Caroline Wells concerning some details, the Board unanimously approved the priorities as submitted.

2. Request from **Rockland Acres** – William Rodrigues, Jr. – owner and applicant; Land off Touisset Road; Plat 17, Lot 175; Request to modify the *Final Plan Approval* relative to removing the requirement under *Article III - Design Standards For Subdivision Construction* –*Section III-13- Fire Safety* – to install fire sprinklers.

Chairman Massie read into the record the letter from Attorney Bruce Cox requesting a continuance of the Rockland Acres New Business due to the applicant being unable to attend the meeting as well as interest expressed by others to participate. On a motion by C. Thibaudeau, seconded by D. Kallfelz the request was unanimously approved.

AdministrativeMatters:

Town Planner Caroline Wells confirmed Vanasse Hangen Brustlin (VHB) was awarded the contract for completion of the town's new Comprehensive Plan. She noted that new 2010 census information will be taken into consideration in drafting the new Plan. Caroline expressed interest in having the Planning Board review the Economic Development Plan drafts, which Chairman Massie believes will help both new and more experienced Board members to become familiar with the Plan as it develops. Caroline will send draft installments of the Plan to Board members prior to Board meetings. Caroline will provide Board members with a web link to the new Plan's guiding principles of the Plan. The first draft of the new Comprehensive is expected by the end of June with the first public review in the summer. The Planning Board unanimously expressed approval of the process.

Note was made of the sale of the Tourister facility for \$2 million and potential development impacts. Caroline affirmed the approvals for the previous plan for the site are in place until March 2014, as long as no changes are proposed.

The meeting was adjourned at 7:16 PM.

Respectfully submitted,

Catherine Gresh
Recording Secretary